



Aragon Close, Hemel Hempstead, HP2 7LG

Offers In Excess Of £535,000

Located in a Cul de Sac in Woodhall Farm is this spacious and well presented detached house. Boasting four bedrooms, living room, kitchen/diner, conservatory, downstairs shower room, double glazing, gas central heating, off road parking and situated within easy reach of the M1 and M25 road links.

Entrance Porch

Double glazed door, wood flooring, coving and doors to downstairs shower room and bedroom four.

Living Room 16'2 max x 14'9 max (4.93m max x 4.50m max)



Double glazed window, coving, TV point, two radiators, wood flooring, understairs cupboard and stairs to first floor.

Kitchen/Diner 19'3 max x 8'5 max (5.87m max x 2.57m max)



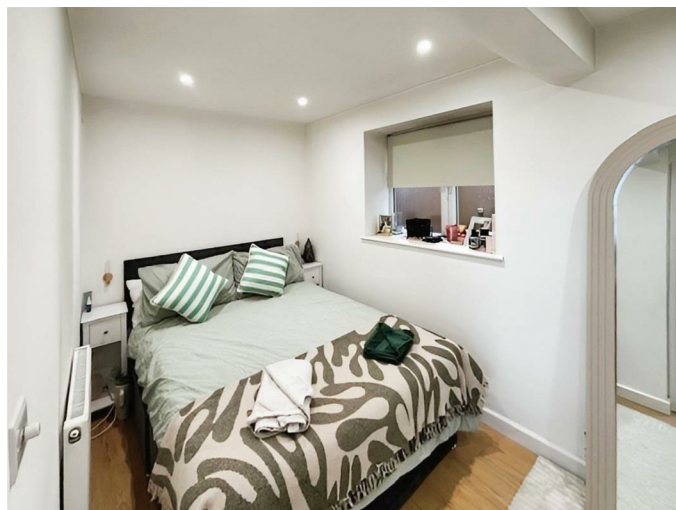
Fitted kitchen with wall and base units with work surfaces to compliment, electric oven, integrated microwave, five ring gas hob with cookerhood over, stainless steel sink with drainer, double glazed window, coving, integrated dishwasher and washing machine, integrated fridge/freezer, coving and radiator.

Conservatory 13'3 x 9'11 (4.04m x 3.02m)



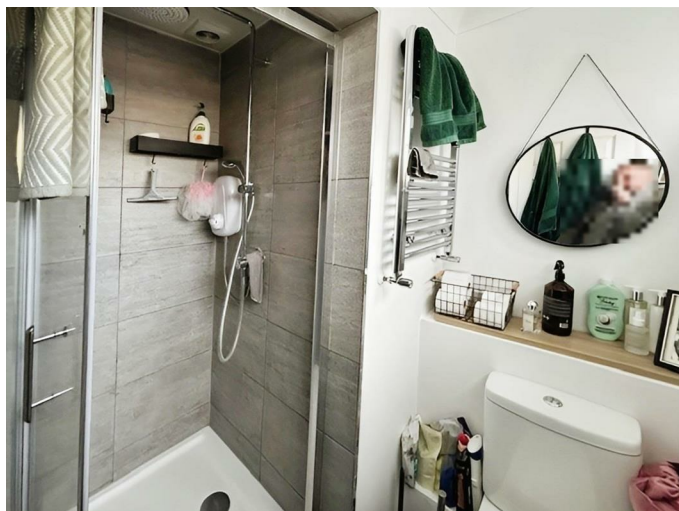
Double glazed windows, double glazed doors to garden, electric radiator and tiled flooring.

Bedroom Four 14'6 x 6'5 (4.42m x 1.96m)



Double glazed window, radiator and laminate flooring.

Shower Room



Frosted double glazed window, shower cubicle, low level WC, wash hand basin, coving, heated towel rail, and extractor fan.

Landing

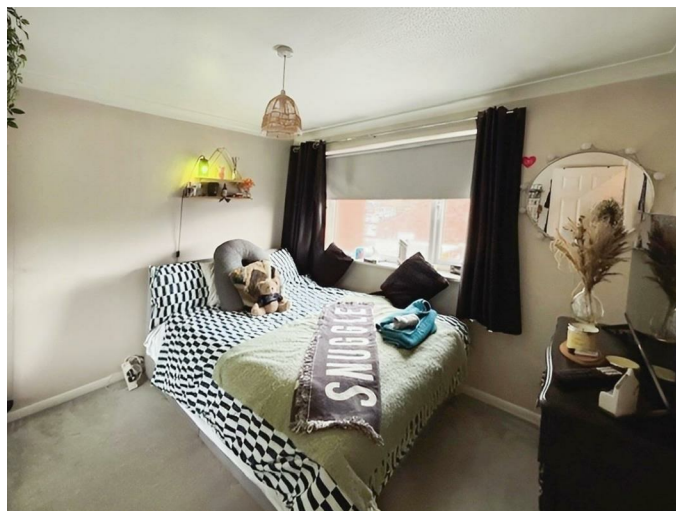
Loft access and coving.

Bedroom One 13'6 x 10'3 (4.11m x 3.12m)



Double glazed window, coving and radiator.

Bedroom Two 10'3 x 10'0 (3.12m x 3.05m)



Double glazed window, coving and radiator.

Bedroom Three 8'8 x 8'8 (2.64m x 2.64m)

Double glazed window, coving and radiator.

Shower Room



Two frosted double glazed windows, shower cubicle with power shower, wash hand basin with vanity unit, low level wc with hidden cistern, fully tiled walls, tiled flooring, airing cupboard, extractor fan and heated towel rail.

Front Garden

Paved with off road parking for up to three cars.

Rear Garden



Laid to lawn with flower and shrub borders, patio area, outside tap and side access.

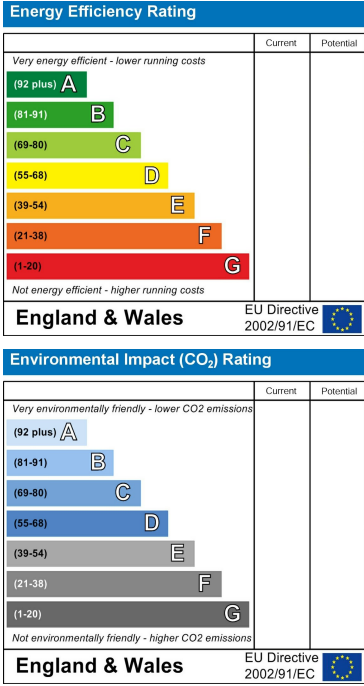
Floor Plan



Area Map



Energy Efficiency Graph



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